



# Flathead County

## Planning & Zoning

1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### **MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION**

*Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$** 1245.00+ 75.00

**SUBDIVISION NAME:** Old Stone No. 2

**OWNER(S) OF RECORD:**

Name: Malory Corum Phone: (406) 212-3728 (Evan)

Mailing Address: 1158 Old Stone Road

City, State, Zip: Whitefish, MT 59937

Email: evencorum@gmail.com

**APPLICANT (IF DIFFERENT THAN ABOVE):**

Name: Ned and Laura Owen Phone: (406) 871-4081

Mailing Address: 339 Colorado Ave

City, State, Zip Code: Whitefish, MT 59937

Email: nedandlauraowen@gmail.com

**TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: Sands Surveying, Inc , Attn: Eric Mulcahy Phone: (406) 755-6481

Mailing Address: 2 Village Loop

City, State, Zip: Kalispell, MT 59901

Email: eric@sandssurveying.com

Name: 406 Engineering Phone: (406) 257-0679

Mailing Address: 35 8<sup>th</sup> Street East

City, State, Zip: Kalispell, MT 59901

Email: nathanl@406eng.com

**LEGAL DESCRIPTION OF PROPERTY:**

Street Address 1158 Old Stone Road

City/State & Zip Whitefish, MT 59937

Assessor's Tract No.(s) N/A Lot No.(s) Lot 3B of the Amended Plat of Lot 3 of Old Stone Subdivision

Section 11 Township 31N Range 24W

**GENERAL DESCRIPTION/TYPE OF SUBDIVISION:** \_\_\_\_\_

The property owner, Mallory Corum, has two homes on the property and would like to subdivide one of the homes off for the applicants, Ned and Laura Owen.

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 2.992 ac  
Total Acreage in Lots 2.609 acres Minimum Size of Lots or Spaces 1.114 ac (n)  
Total Acreage in Streets or Roads 0.383 ac Maximum Size of Lots or Spaces 1.495 ac (n)  
Total Acreage in Parks, Open Spaces and/or Common Areas N/A.

**PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:**

Single Family X (2 lots) Townhouse \_\_\_\_\_ Mobile Home Park \_\_\_\_\_  
Duplex \_\_\_\_\_ Apartment \_\_\_\_\_ Recreational Vehicle Park \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Planned Unit Development \_\_\_\_\_  
Condominium \_\_\_\_\_ Multi-Family \_\_\_\_\_ Other \_\_\_\_\_

**APPLICABLE ZONING DESIGNATION & DISTRICT:** No zoning

**IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS?** No

**ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS:** \$15,000.00 per acre

**IMPROVEMENTS TO BE PROVIDED:**

**Roads:** X Gravel \_\_\_\_\_ Paved \_\_\_\_\_ Curb \_\_\_\_\_ Gutter \_\_\_\_\_ Sidewalks \_\_\_\_\_ Alleys \_\_\_\_\_ Other \_\_\_\_\_

**\* Water System:** \_\_\_\_\_ Individual X Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_

**\* Sewer System:** X Individual \_\_\_\_\_ Shared \_\_\_\_\_ Multiple User \_\_\_\_\_ Public \_\_\_\_\_

**Other Utilities:** \_\_\_\_\_ Cable TV X Telephone X Electric \_\_\_\_\_ Gas \_\_\_\_\_ Other \_\_\_\_\_

**Solid Waste:** \_\_\_\_\_ Home Pick Up \_\_\_\_\_ Central Storage X Contract Hauler \_\_\_\_\_ Owner Haul \_\_\_\_\_

**Mail Delivery:** X Central \_\_\_\_\_ Individual \_\_\_\_\_ School District: SD 58

**Fire Protection:** \_\_\_\_\_ Hydrants \_\_\_\_\_ Tanker Recharge \_\_\_\_\_ Fire District: Flathead County Fire Service Area

**Drainage System:** On-site

**\* Individual** (one user)

**Shared** (two user)

**Multiple user** (3-9 connections or less the 25 people served at least 60 days of the year)

**Public** (more than 10 connections or 25 or more people served at least 60 days of the year)

**PROPOSED EROSION/SEDIMENTATION CONTROL:** As needed

**VARIANCES: ARE ANY VARIANCES REQUESTED?** No (yes/no)

*(If yes, please complete the information on page 3)*

**SECTION OF REGULATIONS CREATING HARDSHIP:** \_\_\_\_\_

**PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW:**

*(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
3. The variance will not cause a substantial increase in public costs, now or in the future.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
5. The variance is consistent with the surrounding community character of the area.

**APPLICATION CONTENTS:**

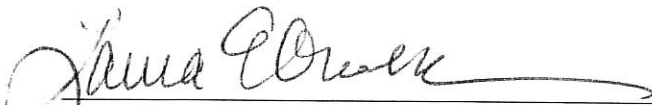
1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

*This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:*

**Flathead County Planning & Zoning Office 1035 First Avenue West  
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*



Applicant Signature

12/15/2020

Date



Owner(s) Signature (*all owners must sign*)

12/15/20

Date